

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION**

**Meeting #1600
October 25, 2011**

*******Draft Document – Subject to Commission Review*******

The Meeting was called to order in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT. at 6:30 P. M. by Chairman Ouellette.

ESTABLISHMENT OF QUORUM:

A quorum was established as three Regular Members (Ouellette, Thurz, and Wentworth) and two Alternate Members (Sullivan and Zhigailo) were present. Regular Members Devanney and Gowdy were absent, Chairman Ouellette noted all Regular and Alternate Members would sit in, and vote, on all Items of Business this evening.

Also present was Town Planner Whitten.

GUESTS: Denise Menard, First Selectman; Richard Pippin, Selectmen; Kathy Pippin, Board of Finance; Josh Kepelner, Economic Development Commission; Jack Mannette, Board of Finance; Robert Slate, Inland Wetlands Commission.

DISCUSSION/With Heidi Samokar from Planimetrics on Visual Preference Survey and Next Steps:

From 6:30 to 7:00 Ms. Samokar reviewed various zoning options with the Commission to determine the direction for the draft regulations.

LEGAL NOTICE: None

ADDED AGENDA ITEMS:

MOTION: To ADD the request of Steve Farmer for an extension of deadline to file mylars to the BUSINESS MEETING after (5) Staff Reports.

Wentworth moved/Sullivan seconded/VOTE: In Favor: Unanimous

PUBLIC PARTICIPATION:

Josh Kepelner, 7 Brookwood Court, Member of the Economic Development Commission: Mr. Kepelner suggested that with regard to Route 140/North road he felt that based on input received from previous meetings the public has emphasized that they

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want business along that corridor. With regard to the presentation made by Planimetric Ms. Samokar said the people are looking for aesthetics. Mr. Kepelner felt the Mansions at Canyon Ridge is an example of what can be developed in East Windsor.

Mr. Kepelner also indicated he would like to speak regarding Item IX on the Agenda. Chairman Ouellette suggested that Item of Business is a Public Hearing; Mr. Kepelner would have an opportunity to speak during that presentation.

APPROVAL OF MINUTES/October 11, 2011:

MOTION: To APPROVE the Minutes of Public Hearing #1600 dated October 11, 2011 as written.

Wentworth moved/Sullivan seconded/VOTE: In Favor: Unanimous

RECEIPT OF APPLICATIONS:

Chairman Ouellette noted receipt of the following Application:

1. Application of Paul and Mary Szabo for a Special use Permit to allow a rear lot on property located on the east side of Winkler Road. [A-1 Zone; Map 104, Block 24, Lot 71].

PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE:

No requests made for this Meeting.

NEW PUBIC HEARINGS: Walter E. Bass, Jr. – Zone Change from A-1 to MFDD (Multi-Family Development District) for property located on Winkler Road and North Road. [Map 114, Block 24, Lot 5] (*Deadline to close hearing 11/15/2011*): **AND,**
NEW PUBLIC HEARINGS: Walter E. Bass, Jr. – Special Use Permit to allow a 20-unit multi-family residential condominium complex (McLellan Way) located on Winkler Road and North Road. [Map 114, Block 24, Lot 5] (*Deadline to close hearing 11/15/2011*) – *Public Hearings held concurrently:*

Chairman Ouellette read the Hearing descriptions, and noted the presentations on both Items of Business would be held concurrently.

Appearing to discuss the proposals was Robert Arsenault, Professional Engineer, and Walter E. Bass, Jr., owner/Applicant.

Mr. Arsenault reported McLellan Way is part of a parcel containing 47 acres with frontage on North Road, and a small amount of acreage on Winkler Road. The Application for a Zone Change involves conversion of an 8.6 acre portion of the property from A-1 to MFDD – Multi-family Development District. The 8.6 acre portion is located

on the southwest corner of Winkler Road. On this portion they are proposing construction of 20 condominium units contained within 2 two-story buildings. Each building would contain 5 units on each floor, for a total of 10 units per building. Mr. Arsenault referenced Sheet 7 of the Plan Set, which reflects an overall Site Plan of the project. Mr. Arsenault reported the MFDD requires a minimum of 1100 square feet per unit; the Applicant is proposing units which would contain 1,225 square feet. Mr. Arsenault referenced the Architectural Plans within the Plan Set.

Mr. Arsenault reported the Applicant is requesting a unit mix of 25% affordable housing units. Density calculations would allow development of 21 units. The Applicant is proposing 20 total units, 3 affordable housing units and 17 non-affordable units. Mr. Arsenault indicated Mr. Bass will discuss the affordable housing issue shortly.

Mr. Arsenault reported the following specifics of the proposal:

- The site is served by public water.
- The Applicant has WPCA (Water Pollution Control Authority) approval to run a line 800' down Winkler Road to connect to the existing sewer line at the corner of Newberry Road.
- Access to the site will be via a 24' wide roadway off Winkler Road; the roadway will contain a boulevard entrance with a planted island.
- Under the MFDD two parking spaces/unit, plus ½ unit for visitor parking is required. The Applicant is showing 40 spaces for the facility plus 12 units for visitor parking.
- The open space requirement is 20% of the developed area, which for this proposal is 1.5 acres. The Applicant is offering 1 acre, therefore a waiver will be submitted for a reduced open space allocation. The open space which is being offered is not easily accessible to the public and would be difficult for the Town to maintain, and option may be offering the land as a Conservation Easement.
- Three percent of the developable area is required for recreational space, the Applicant is proposing approximately 1.5 acres of stone dust walking trails, a gazebo, a community garden, and a large lawn.
- Regarding the Site Lighting Plan, the Applicant is proposing 12 pole mounted Colonial fixtures at a 14' height. No intrusive light will spill over to the adjacent properties. The Landscaping Plan includes 25' Norway Spruce will be added to existing vegetation along the southern boundary; spruce will be added to the frontage buffer, and flowering trees and maples will be added to the entrance.
- Significant screening will be planted around the detention basin. Mr. Arsenault reported they are proposing a zero increase in drainage run-off.
- A traffic report has been submitted. Based on trip generation data provided by the Institute of Transportation Engineers for a 20 dwelling units (Residential condominium/townhouse) is 2 entering and 7 exiting (9 total) for the A.M. Weekday peak hour, and 7 entering and 4 exiting (11 total) for the P. M. Weekday Peak hour. Based on discussion with Town Engineer Norton a revised traffic report was submitted. Town Engineer Norton's memo dated 10/25/2011 indicates his comments have been adequately addressed.

- Sight line distances on Winkler Road exceed regulation requirements. A distance of 390' is required for the left sightline, while 500' is available. A distance of 335' is required for the right sightline, while 800'+ is available.

The Applicant has received approval from the Inland/Wetlands Commission.

The Commission had the following questions:

Commissioner Wentworth:

- The design was for affordable housing? Mr. Bass indicated that by the Connecticut General Statutes affordable housing on 80% of median income for East Windsor, which is \$62,400; 80% is therefore \$50,000+/- . Mr. Bass indicated the specifics are regulated by the State. He has submitted a form indicating the State requirements. Commissioner Wentworth suggested affordable housing was almost like a mandate. Mr. Bass indicated that based on the size of the units and the income requirements the cost of the units would be between \$150,000 to \$170,000. Commissioner Wentworth suggested that for a cost of \$150,000 the units were not an outhouse; he questioned if the units would be privately owned? Mr. Bass suggested they will be privately owned by a charitable corporation; there will be deed restrictions and a timeframe for living in the unit for resale. An owner can't buy a unit and flip it tomorrow. Mr. Arsenault reported the units contain 1200 square feet and 2 bedrooms; there is no distinction between the 17 regular units and the affordable units.

Commissioner Sullivan:

- Who would manage the charitable corporation? Mr. Bass indicated the charitable corporation is something his family wants to do to provide starter housing for young people in East Windsor. .
- Regarding the vehicle trip numbers provided via the traffic study; are there any plans for future development? Mr. Arsenault indicated there are no plans for expansion; he didn't prepare the traffic study but was assured the numbers were correct. **Commissioner Wentworth** felt there will be many more trips in and out during the day; Mr. Arsenault suggested not during peak hours.

Chairman Ouellette:

- If an Affidavit regarding the posting of the Public Hearing signage has been submitted, also if proof of mailing has been submitted? Town Planner Whitten replied affirmatively.
- What type of property was adjacent to the proposed condominium? Mr. Arsenault reported there are residential properties to the west on Winkler Road; the remainder of the 47 acres is behind the proposed site towards North Road.
- Referencing Town Planner Whitten's memo there appeared to be a misunderstanding regarding the requirements for the Open Space allocation. Mr. Bass reported when the plans were first submitted it was thought the Zone Change was being requested for the entire parcel; he has subsequently reduced the Zone Change request for the 5 – 6 acre portion involved in the condominium

proposal. One acre is currently being proposed for Open Space; the requirement is actually 1.3 acres.

Discussion followed regarding;

- public access to the area being offered
- explanation of calculations for Open Space under an MFDD
- would the land being offered have any useful purpose for open space
- would acceptance as a Conservation Easement be a better option, or would the Applicant consider a Fee-In-Lieu of a land offering?

Discussion also considered:

- how the recreational space being provided will be managed/maintained (by a homeowners association)
 - how the recreational land being offered relates to the Open Space offering.
- Depth of the detention pond at it's deepest point? Mr. Arsenault reported approximately 1 1/2 ' at the deepest point; the basin is designed more as a wet bottom basin.
 - Location of Mailboxes: Mr. Arsenault indicated the location will be worked out with the postal service after approval of the Application. He anticipates they will want a bank of mailboxes entering the project in front of the building. Chairman Ouellette requested a specific location be added to the plans prior to approval. He clarified that he is looking for a location which will not add to congestion and back up at the railroad tracks on Winkler Road.
 - Location of Dumpsters: Mr. Arsenault reported the location of the dumpsters has not yet been determined. Chairman Ouellette requested a specific location for the dumpsters, including adequate accessibility for the trash hauler, be added to the plans prior to approval.
 - Has the Planning Office received any feedback from the Fire Marshal regarding the ability of emergency access to the rear of the buildings? Town Planner Whitten noted the Planning Department has given the proposed plans to the Fire Marshal; no response has been received as of the date of this Meeting.

Commissioner Thurz:

- How close is the project to the railroad tracks? Town Planner Whitten referenced the project location on the Smartboard; Mr. Arsenault suggested the railroad crossing is on the south end of Sheet 3 of the Plan Set. Chairman Ouellette guesstimated the railroad tracks are 300' +/- to the south of the project location; Mr. Arsenault concurred. Mr. Bass suggested the only time it might be a problem would be Sunday mornings; Chairman Ouellette suggested no one knows what plans the railroad has for expansion.
- How the sewer line would be installed in relation to the train tracks: Mr. Arsenault indicated they would go under the tracks to the south. Mr. Bass suggested they were directed by the WPCA regarding the direction to connect to the sewer.

- Type of lights to be installed: Mr. Arsenault indicated they would be Colonial light fixtures. Town Planner Whitten noted there will be similar lights on the buildings.
- **Commissioner Zhigailo:**
Will the condos have basements or be on slabs? Mr. Arsenault indicated they will all contain full basements.
- How wet is the field now? Mr. Arsenault suggested they will show foundations drains when they apply for the Building Permits.

It was noted that revised plans, including an additional lighting plan and minor adjustments to the landscaping plan, were submitted this evening at the Meeting. The Commission needs time to review the changes submitted.

Chairman Ouellette noted this Application is presented as a Public Hearing; he queried the audience for comments.

John Leitz, 22 Mahoney Road, owns lot on the northwest corner adjacent to the parcel under discussion:

- Any future expansion in the woods behind his property? Mr. Arsenault indicated the existing wood line near Mr. Leitz' property will be maintained.
- Mr. Leitz indicated he was told he couldn't connect to the sewer; how can this project connect? Mr. Arsenault indicated the number of condo units provides an economy of service; it wouldn't be economically feasible to serve one property. Pipe will be extended from Winkler Road to connect to this project.
- Will you connect to the North Road sewer? Town Planner Whitten and Chairman Ouellette indicated this project will NOT connect to the North Road sewer.
- Mr. Leitz reported he can only have 2 bedrooms at his location; how can this proposal have connections for 20 units? Mr. Arsenault indicated the project has received WPCA approval.

Jack Mannette, Old Ellington Road:

- Mr. Mannette, felt this project is ambitious, the Town has talked about development on North Road for many years, residents have spoken at previous meetings that they want commercial development rather than multi-family development.
- Mr. Mannette felt approval of the Zone Change is setting a precedent for the frontage on North Road. He felt the Town doesn't have a firm grasp on the development of North Road; Mr. Mannette felt this Zone Change is premature.

Gerry Wilcox, owns two properties on Winkler Road, (including 35 Winkler Road) and 50 Newberry Road:

- Mr. Wilcox suggested the property includes sensitive wetlands, it would be difficult to support industrial development.

- If we don't approve this development we will have to deal with many different types of buildings, including industrial – with houses we know what we're getting.
- Development of this project will benefit the town regarding tax revenue
- Mr. Wilcox indicated he doesn't want industrial development behind/adjacent to his property, it would decrease the value of adjacent homeowners to have industrial development nearby.

Josh Kepelner:

- Are these units townhouses? Mr. Arsenault clarified the only reference to townhouses was for the traffic report category
- With regard to affordable housing, Mr. Kepelner felt it's difficult for him to believe someone making \$50,000 can afford a 1200 square foot unit which will sell for \$150,000, plus the cost of utilities.
- Mr. Kepelner felt the lack of a separate entrance and no garage is a disadvantage. He questioned if this is this the type of building we want to see built in East Windsor? He suggested we've seen what we can have with the Mansions; virgin land is so precious.

John Matthews, Melrose Road:

- If we were looking at this as a stand-alone project maybe but he didn't feel this was right for East Windsor
- Mr. Matthews felt the numbers have gotten out of control regarding the multi-family units. Mr. Matthews referenced a document entitled "East Windsor, CT. - CERC Town Profile 2011". He suggested that out of 7 surrounding towns East Windsor is so out of balance compared to other towns, and it started 30 to 35 years ago
- If the project gets in trouble it will just add to the problems we have now; we'll be adding 40 individuals and maybe more with children and will be collecting only ¼ of the taxes we would be for single family homes, so the burden shifts to the single family homeowner
- Mr. Matthews suggested per capita taxes in East Windsor is the highest, Somers is half.
- Mr. Matthews suggested 20 units don't sound like a lot but it could turn into 60 or 80 units, and it has to stop. He felt the Commission is on the right path for the Route 140 corridor, and this property is too close. Mr. Matthews suggested East Windsor has no obligation to provide more affordable housing. He indicated he understood that the property owner wants to make use of his land; maybe this could work as business condos.

Gerry Wilcox (see property ownership under earlier comments):

- Regarding the comment on the tax revenue earned on single family houses vs. the proposed 20 condominiums - a one acre lot requires 175' frontage, the Applicant has said these units will cost between \$150,000 to \$175,000, a single family home

would provide between \$4500 and \$5000 in taxes, but how many could be built on this parcel? Mr. Wilcox felt houses wouldn't generate half the revenue as the proposed condos.

- Regarding the concern for rental properties, Mr. Wilcox felt maybe only one person would buy them and sell them the next year. These units will be sold to individuals who will take care of their homes and pay taxes. Condos will bring in more revenue, the area is better for condos; houses would be on top of each other with no open space and no roadway. Mr. Wilcox felt people will speak up against industrial next to their homes.

Jim Richards, Rockville Road: cited Josh/Mr. Kepelner mentioned the Mansions, from an aesthetic standpoint they are excellent. Mr. Richards suggested that when discussing signage everyone is concerned with the look of a project; aesthetics is a big issue for people.

Jack Mannette (see property ownership under earlier comments): other condo projects are allowed to sublet a percentage of their units, does this project have any restrictions? Mr. Bass indicated the affordable units must be owned by the individual purchaser. Mr. Bass suggested he hasn't prepared the condominium documents for the remaining units yet but he is not anticipating that they other units will be anything other than owner occupied, although he agreed someone could buy a unit and rent it out. Mr. Bass wanted the Commission to know that this project isn't something that just happened; he's been working with the Planning Office for perhaps 14 months, even before the North Road issue came up. This project will have no affect on North Road; this proposed project is 1500' from North Road.

MOTION: To TAKE A FIVE MINUTE BREAK.

Zhigailo moved/Wentworth seconded/VOTE: In Favor: Unanimous

The Commission RECESSED at 8:24 p.m. and RECONVENED at 8:31 p.m.

Chairman Ouellette questioned Town Planner Whitten if the any of the land in the area of North Road which would be involved in the North Road Corridor discussions would be near the area for this proposed Application? Town Planner Whitten noted this total parcel has frontage on North Road as well as Winkler Road. During previous discussions on the North Road Corridor the public was advised that there were 3 parcels on North Road which would be eligible for residential development; this parcel is one of those parcels. Chairman Ouellette questioned that the owner had the right to develop this property at present? Town Planner Whitten replied affirmatively. Commissioner Zhigailo questioned if there were no sewers on North Road what would the Applicant do with the sewer? Town Planner Whitten clarified that the Applicant isn't connecting to the North Road sewer; he's connecting to sewers in Winkler Road.

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Town Planner Whitten noted East Windsor's Regulations encourage development of affordable housing; it's a goal of the Town to promote a diversity of housing types. The State feels East Windsor is wonderful for the existing amount of affordable housing; both the Plan of Conservation and Development and the Zoning/Subdivision Regulations promote affordable housing and offer more density and more open space for incorporating affordable housing in projects.

Chairman Ouellette questioned if the affordable housing component was a critical piece of the development? Mr. Bass replied affirmatively. Chairman Ouellette questioned if Mr. Bass could develop it without the affordable housing? Mr. Bass replied this is something his family wants to do. When you see what's going on in New York – occupy Wall Street – he suggested he didn't feel as a community that East Windsor addresses the needs of the young people. That's one of the reasons for doing this project. He's not making a lot of money on this project. For people making \$50,000 purchasing a \$150,000 unit – they will probably all be funded by CHFA at 100%. Mr. Bass suggested he felt it was important that people do something with/for other people and that's one of the reasons of this Application from his perspective.

Chairman Ouellette questioned Town Planner Whitten if she was comfortable the Applicant had met the requirements of the Regulations? Town Planner Whitten replied affirmatively. Chairman Ouellette requested an explanation of the computations for the Open Space allocation; was it for the entire parcel or just the parcel being developed? Town Planner Whitten indicated her interpretation was that it applied to 20% of the land in the development – she felt that applied to the area subject to the Zone Change. But then subsection "c" refers to allocating recreational space based on the gross land area, which appears to be somewhat contradictory. Chairman Ouellette suggested he perceives the viability of Open Space as it being available to the public, so he likes to see an offering adjacent to some other Open Space. Chairman Ouellette didn't see this piece as providing that option. Town Planner Whitten suggested she sees the land as having potential for environmental preservation, but not a walking trail. She would recommend taking a Conservation Easement which would be held and maintained by the Applicant; approximately half the land being offered is in the wetlands. Chairman Ouellette questioned the possibility of a Fee-In-Lieu of Open Space? Discussion returned to the Recreational Area, Mr. Arsenault reported 3% of the gross area comes out to 1.3 acres while the recreational space being provided for lawn, the gazebo, and community garden works out to 1.4 %. The Recreational Space is NOT included in the computations for the Open Space offering.

Commissioner Sullivan questioned who was the charitable entity managing the financing for the affordable units? Mr. Bass reported the charitable entity is a corporation which will be set up in the name of his late mother, Margaret Bednarz Bass. The charitable corporation will hold 3 units for which they will provide financing for anyone fitting the guidelines for the purchase of the affordable units. If someone doesn't qualify for affordable housing then they would not go through the charitable entity.

Chairman Ouellette reiterated he would like to see the following items addressed and/or added to the plans:

- Location of dumpsters and screening to be provided.
- A general idea of the location of the mailboxes – location not to cause backup onto Winkler Road.
- Receipt of the opinion of the Fire Marshal regarding accessibility of emergency equipment, especially to the rear of the buildings.
- Applicant to work with Staff regarding allocation of Open Space – Fee-In-Lieu of Open Space or Conservation Easement preferable.
- Public has cited displeasure with common building entrance, consider individual entrances

Chairman Ouellette noted the Public Hearing would NOT be closed this evening; he queried the audience for additional comments:

Robert Slate, 30 Deerfield Drive: noted the proximity of Skylark Airport to the proposed development site. Some people could perceive the airport to be noisy, he wanted people to be made aware of the existence of the airport. Chairman Ouellette suggested Staff will review conditions added to the Newberry Village approval motion; Town Planner Whitten suggested notes should be added to the plans and to the deeds.

Town Planner Whitten noted the deadline to close the Public Hearing is November 15th. The Town Hall will be closed for elections on November 8th, therefore the Commission must decide on a date for a Special Meeting and the Applicant must agree to grant an extension accordingly. Discussion followed regarding the availability of the Commissioners; a Special Meeting will be scheduled for WEDNESDAY, November 16th at 7:00 p.m. Mr. Bass provided an extension through Wednesday, November 16th, for the Zone Change and the Special Use Permit.

MOTION: To CONTINUE the Public Hearing of Walter E. Bass, Jr. for a Zone Change from A-1 to MFDD (Multi-Family Development District) for property located on Winkler Road and North Road; AND, the Public Hearing of Walter E. Bass, Jr. for a Special Use Permit to allow a 20-unit multi-family residential condominium complex (McLellan Way) located on Winkler Road and North Road. Property description: [Map 114, Block 24, Lot 5]. *Public Hearings continued to a Special Meeting to be scheduled for November 16, 2011, at 7:00 p.m., location to be announced.*

Zhigailo moved/Wentworth seconded/VOTE: In Favor: Unanimous

NEW BUSINESS: Chestnut Point Realty LLC – Modification of Approved Site Plan for additional parking area at Chestnut Point Care Center, 171 Main Street, East Windsor. [R-1 Zone; Map 101, Block 9, Lot 2]. (*Deadline for decision 11/17/2011*):

Chairman Ouellette read the description of this Item of Business. Appearing to discuss the Application was Andrew Bushnell, engineer for the project.

Mr. Bushnell reported the Applicant is trying to add additional parking on site; people are currently parking along Spring Street. The site has limited area to address the parking concerns.

Mr. Bushnell reported the Applicant has received variances from the Zoning Board of Appeals (ZBA) for lot coverage, and the separating distance from the property line.

Mr. Bushnell reported he would be requesting the following waivers:

- People are currently parking 3' from the building while the Regulations call for a distance of 10'; Mr. Bushnell will be requesting a waiver for that requirement.
- Mr. Bushnell originally proposed a paved parking surface, he is now proposing use of parking pavers which will allow 100% infiltration of run off from the building and gutters. Mr. Bushnell would then remove the existing dry wells, which are shallow. He is also concerned that the dry wells would not support the loading capacity for parking.

Mr. Bushnell reported he submitted a lighting proposal this evening, but hopes to have more detailed documentation for the next meeting. Commissioner Thurz questioned the proposed wattage? Mr. Bushnell suggested maybe 300 watts. Commissioner Thurz suggested 400 watts is pretty bright.

Mr. Bushnell reported the Regulations call for 70 parking spaces; they are proposing 34 spaces due to site limitations. There is a deed restriction regarding construction near the adjacent property; they can't expand the parking area until they reach agreement with that neighbor. Mr. Bushnell noted requirements for staff to patient ratios have increased for this eldercare facility, therefore there is the need to provide additional parking. Town Planner Whitten noted that when Chestnut Point was sold in the 1990s the new buyer had the option to purchase the adjacent property but chose not to, therefore the deed restrictions were imposed. She cited concern raised by the Police and Fire Departments regarding emergency access.

Commissioner Zhigailo questioned that the maple tree would be removed? Referencing earlier comments regarding aesthetics she felt the property would then look bleak. Mr. Bushnell suggested the maple tree will remain.

Chairman Ouellette noted personally he is struggling with the whole project. While there will be the potential for additional parking there is no guarantee that people will not continue to park on Spring Street. Mr. Bushnell concurred, noting there are NOT any "no parking" signs on the street. Chairman Ouellette also cited concern for tripping hazards for people walking over pavers.

Discussion followed regarding current parking needs. In response to Commissioner Sullivan's question Mr. Bushnell reported 6 to 7 people currently park on Spring Street during the week; he has not been to the site on weekends. Commissioner Sullivan questioned the ability to use parking at the chemical building across the street; Mr. Bushnell felt access to the site was a problem. Commissioner Sullivan noted the facility has a van, could they provide off-site parking and shuttle people? Mr. Bushnell felt the van was for use by the residents.

Town Planner Whitten noted the plan passed out by Mr. Bushnell was new this evening; the Commission needs time to review the newest proposal. The following items are outstanding:

- Variances granted should be listed on the plan
- Town Engineer Norton's responses to revisions are pending.

Mr. Bushnell noted he would be unable to return on November 16th but would give the Commission a 30 day extension until the December Meeting.

MOTION: To CONTINUE the Application of Chestnut Point Realty LLC – Modification of Approved Site Plan for additional parking area at Chestnut Point Care Center, 171 Main Street, East Windsor. [R-1 Zone; Map 101, Block 9, Lot 2]. *Public Hearings continued to the Commission's regularly scheduled Meeting for December 13, 2011, at 7:00 p.m., Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.*

Sullivan moved/Wentworth seconded/VOTE: In Favor: Unanimous

NEW BUSINESS: Advanced Wheels of Technology, Inc. – Site Plan approval for modification and addition to parking at 230 Main Street, East Windsor, owned by UPS Capital Business Credit. [M-1 Zone; Map 91, Block 12, Lots 29 & 30B] (*Deadline for decision 11/17/2011*):

Chairman Ouellette read the description of this Item of Business. Appearing to discuss the Application was Peter DeMalle, of Design Professionals; Attorney Richard Chiocine; John Holmes of Capital Studio Architects of East Hartford; and John, Susan, and Christian Quant, owners of Advanced Wheels of Technology, Inc.

Mr. DeMalle reported the Quants have owned their current business for 22 years and have recently purchased the parcel at 230 Main Street (Warehouse Point). This property faces Main Street and runs along the interior cul-de-sac which provides access to the Sports Dome. The subject proposal is to renovate the existing building 7500 square foot building to provide space to service and sell handicapped vehicles. Currently the site is comprised of two parcels, which would be combined. Several variances – buffer, side yard distance, and parking lot design - have been granted to allow use of the property.

Building renovations would include a new main entrance, a 1600 square foot showroom, and office area; the existing 800 square foot mezzanine would remain. A rear entrance, with 14' high door, will be created to provide vehicle access. Renovation will all include all new electrical and mechanicals; the exterior of the building will be upgraded. Parking in front of the building will be reconfigured; 16' x 16' parking spaces to accommodate vans will be provided on the side of the building. Landscaping will be upgraded; parking for employees will be provided in the rear. The existing sign in front of the property will be removed; new signage will be attached to the building.

Mr. DeMalle reported that the paved boulevard which provides interior access to the site is a private road. Town Planner Whitten noted during discussions for this proposal the question arose as to how Sports Air acquired it's frontage via the boulevard, as there are no provisions in the Zoning Regulations to allow that. When the project was approved in 1981 the intent was for the boulevard to be a private access. A \$125,000 bond was provided when the boulevard was built; that bond was subsequently reduced to \$12,500. Further investigation is necessary to determine ownership; legal issues remain pending.

MOTION: TO EXTEND THIS MEETING UNTIL 11 O'CLOCK.

Sullivan moved/Wentworth seconded/VOTE: In Favor: Unanimous

Lengthy discussion continued regarding development of the property in relation to existing accessibility.

The Applicant offered an extension of the Application.

MOTION: To CONTINUE the Application of NEW BUSINESS: Advanced Wheels of Technology, Inc. for a Site Plan approval for modification and addition to parking at 230 Main Street, East Windsor, owned by UPS Capital Business Credit. [M-1 Zone; Map 91, Block 12, Lots 29 & 30B]. *Public Hearings continued to a Special Meeting to be scheduled for November 16, 2011, at 7:00 p.m., location to be announced.*

Wentworth moved/Sullivan seconded/VOTE: In Favor: Unanimous

BUSINESS MEETING/(1) Temporary Business Signs Regulation – Proposed Text Amendment:

Minor text revisions were considered. The Commission requested referral of the Text Amendment to CRCOG.

MOTION: To SEND the Temporary Business Signs Regulation – Proposed Text Amendment to CRCOG for referral and schedule a Public Hearing on the text amendment and extension once amended.

Sullivan moved/Wentworth seconded/VOTE: In Favor: Unanimous

BUSINESS MEETING/(6)Request of Steve Farmer for extension of 90 day requirement to file mylars for property at 247 South Water Street, East Windsor:

Town Planner Whitten noted the extension request if for filing of the mylars as required by the Commission's regulations. Specifics of the easement remain pending.

MOTION: To APPROVE the Request of Steve Farmer for extension of 90 day requirement to file mylars for property at 247 South Water Street, East Windsor:

Wentworth moved/Zhigailo seconded/VOTE: In Favor: Unanimous

BUSINESS MEETING:

MOTION: To schedule a Special Meeting for November 16, 2011 at 7:00 p.m., location to be announced.

Wentworth moved/Sullivan seconded/VOTE: In Favor: Unanimous

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 10:58 p.m.

Wentworth moved/Sullivan seconded/VOTE: In Favor: Unanimous

Respectfully submitted,

Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission
(5489)